

**MEETING OF THE CITY COUNCIL**  
CITY OF UNIVERSITY CITY  
CITY HALL, Fifth Floor  
6801 Delmar Blvd., University City, Missouri 63130  
**Monday, January 27, 2025**  
**6:30 p.m.**

**AGENDA**

- 1. MEETING CALLED TO ORDER**  
At the Regular Session of the City Council of University City held on Monday, January 27, 2025, Mayor Terry Crow called the meeting to order at 6:30 p.m.
  
- 2. ROLL CALL**  
In addition to the Mayor, the following members of Council were present:
  - Councilmember Stacy Clay
  - Councilmember John Tieman
  - Councilmember Steven McMahon
  - Councilmember Dennis Fuller
  - Councilmember Bwayne Smotherson  
Also in attendance were City Manager, Gregory Rose; City Attorney, John F. Mulligan Jr., Director of Finance, Keith Cole; Director of Parks & Recreation, Darin Girdler, and Director of Community Development, Dr. John Wagner.
  
- 3. APPROVAL OF AGENDA**  
Hearing no requests to amend the Agenda, Councilmember Tieman moved to approve the Agenda as presented, it was seconded by Councilmember McMahon, and the motion carried unanimously.
  
- 4. PROCLAMATIONS (Acknowledgement)**  
None
  
- 5. APPROVAL OF MINUTES**
  1. January 13, 2025, Study Session Minutes; (2025-2027 Work Plan), were moved by Councilmember Fuller, it was seconded by Councilmember McMahon, and the motion carried unanimously.
  2. January 13, 2025, Regular Minutes were moved by Councilmember McMahon, it was seconded by Councilmember Fuller, and the motion carried unanimously.
  
- 6. APPOINTMENTS TO BOARDS AND COMMISSIONS**
  1. **Max Sassouni** and **Dan Wald** were nominated for **reappointment** to the Loop Special Business District by Mayor Terry Crow, it was seconded by Councilmember McMahon and the motion carried unanimously.
  2. **Dana Barhard** and **Tim Schroeder** were nominated for **reappointment** to the Urban Forestry Commission by Councilmember Dennis Fuller, it was seconded by Councilmember McMahon and the motion carried unanimously.

**7. SWEARING IN TO BOARDS AND COMMISSIONS**

1. **Peggy Holly** was sworn into the EDRST Board on January 17, 2025, in the clerk’s office.
2. **Matt Belz** was sworn into the Plan Commission on January 17, 2025, in the clerk’s office.
3. **Maryanne Coley** was sworn into the Pension Board on January 23, 2025, in the clerk’s office.

**8. CITIZEN PARTICIPATION (Total of 15 minutes allowed)**

***Request to Address the Council Forms are located on the ledge just inside the entrance. Please complete and place the form in the basket at the front of the room.***

Written comments must be received **no later than 12:00 p.m. on the day of the meeting**. Comments may be sent via email to: [councilcomments@ucitymo.org](mailto:councilcomments@ucitymo.org), or mailed to the City Hall – 6801 Delmar Blvd. – Attention City Clerk. Such comments will be provided to the City Council prior to the meeting. Comments will be made a part of the official record and made accessible to the public online following the meeting.

Please note that when submitting your comments, a **name and address must be provided**. Please also note whether your comment is on an agenda or a non-agenda item. If a name and address are not provided, the comment will not be recorded in the official record.

**Citizen Comments**

**Loretto Bergheger, 7512 Shaftesbury, U City, MO**

Ms. Bergheger stated that she owns the property at 7512 Shaftesbury and the house next door at 7500 Shaftesbury has been vacant since 2019. The people moved out after an electrical fire and in 2022 there was a flood that damaged both properties. There is a condemned sign on the door, and after talking with the Planning Commission today she learned that the property is owned by someone who lives out of state and that several citations had been issued about the property not being up to code. Ms. Bergheger stated last week the house was boarded up again, and a permit was pulled in 2024, but no work is being performed. So, she would like to know what is going on with this derelict property because it is impacting the value of her property.

Mayor Crow informed Ms. Bergheger that either the City Manager or one of his directors would be in contact with her after tonight’s meeting.

**9. COUNCIL COMMENTS**

**10. PUBLIC HEARINGS**

1. Liquor License – Chipotle

Mayor Crow opened the Public Hearing at 6:36 p.m. and after being informed that there were no written or oral comments, the hearing was closed at 6:36 p.m.

**11. CONSENT AGENDA - (1 voice vote required)**

1. Liquor License for Chipotle Mexican Grill - 8650 Olive Blvd. 63132
2. Change order for purchase of Alley Trash truck.
3. Heman Park Pool Repair - Off-Season

Councilmember Tieman moved to approve Items 1 through 3 of the Consent Agenda, it was seconded by Councilmember Fuller and the motion carried unanimously.

**12. CITY MANAGER’S REPORT – (Voice vote on each item as needed)**

1. City Manager Updates

## City Parks

Mr. Rose stated the City had received several questions about the City's parks and he would ask Mr. Girdler to provide his responses.

Mr. Girdler stated that he was asked about the status of five parks.

- **Metcalfe Park: Overgrown In-field.** A few years ago, the decision was made to not maintain the in-field; similar to the Heman Park baseball field. However, if and when there is a specific request for the utilization of this field his department can peel the sod off and return it to a dirt in-field.
- **Heman Park: Jack Buck Field.** People are using the field behind the new fence for a dog park, and the fenced-off area to practice for baseball or softball games. There is still a post that needs to be straightened in this area.
- **Heman Park: Splash Pad.** This is a \$715,000 project that is slated to begin as soon as the weather allows and completed by May 1st.
- **Millar Park: High School Baseball Field.** The Deputy Director of Parks spoke with the Athletic Director for the high school and was informed that they would not be able to play on this field because as soon as the weather breaks they are going to begin an \$875,000 renovation project that is scheduled to be completed by June 1st. Field #6, which is east of Jack Buck Field, can only be used for practice because the left and right fields retain water. During the November 5th rain the outfield at Jack Buck was under water.
- **Centennial Commons: Rooms.** There is a proposal to create Century Room #3; in the old Cubs Care room, and a fuzzleball/air hockey type of recreation room immediately to the right of Room #3.

Councilmember Smotherson posed the following questions to Mr. Girdler:

**Q. The City is allowing the STL Soccer Club to utilize the fields at Heman Park without payment. However, what he learned is that they are offering to pay other cities to put in soccer pitches, so he was wondering why that had not been a consideration for U City because Metcalfe Park would be perfect?**

**A. We have done a lot of research about these mini-pitches, and they require a solid surface or paved area to put a sports court on.**

**Q. Why was work on the Millar Park baseball field not started in September of last year so that it would have been ready for the high school's 2025 season?**

**A. I think it had something to do with the Redbird Rookie's program, but I can find out for sure.**

**Q. Was there any way to make accommodations for them at another field because now they have to play somewhere outside of U City?**

**A. There is nothing available at a high school level.**

**Q. One side of the Jack Buck field is open, and the other side is locked, is that side unlocked during the day?**

**A. I don't believe that it is, but it's possible.**

**Q. Is there any signage stating that it is a dog park?**

**A. No, we did not think signage was necessary since we already have a dog park.**

**A. (Mr. Rose):** Several weeks ago, this issue was presented to the Parks Commission for a determination on whether a modification was needed to designate this area as a dog park, and they recommended against doing so. *However, that is not to say that it won't be modified in the future. Even though it is used as a dog walk and on occasion you can find kids playing soccer there, it has not been designated for any specific use.*

**Q. Will the Commission's recommendation be presented to Council for a final determination?**

**A. (Mr. Rose):** *Council requested that the issue be presented to the Commission, so there was no intent to bring it back to Council. However, if the Council desires to make modifications, the appropriate venue for bringing that forward would be during the budget process.*

Mayor Crow stated he is still a little fuzzy about why the renovations for Millar Park were delayed, so as a post-note to this meeting, if Mr. Girdler could email Council with the details that would be helpful. And if any of his colleagues would prefer to put something on the agenda to discuss the dog walk at Jack Buck rather than waiting for the budget process, they should feel free to do so.

**2. TIF Fiscal Impact Update (RPA1)**

Mr. Rose stated per the request of Councilmember Clay, this is an update from the Director of Finance on the TIF fiscal impact.

Mr. Cole stated this is an update for the redevelopment project area (RPA1), and the information he is about to provide is also contained in Council's packet.

Costco was the first store in RPA1, on October 25, 2022. Several stores have opened since then. Target and Dierbergs are scheduled to open in 2026, at which time RPA1 should be fully developed.

Before the Development of RPA1, various retail stores generated sales tax and real property tax revenue. The St. Louis County Collector of Revenue determined the annual sales tax base for that area in 2018; the year immediately preceding approval of the Development by City Council on June 10, 2019. There are three City sales taxes relevant to the County Collector's analysis:

- Economic Development = (.25% rate, with a 2018 tax base of \$35,585.63),
- Fire Department = (.25% rate, with a 2018 tax base of \$35,585.63), and
- Parks and Storm Water Control = (.50% rate, with a 2018 tax base of \$71,171.25)

The City receives 100% of the Economic Development sales tax revenue, so the revenue derived from this development is calculated by subtracting the \$35,585.63 tax base in 2018, from the amount received each year thereafter. The difference is known as the "increment".

The City receives 100% of the Fire Department and Parks and Storm Water Control sales tax revenue until the annual tax bases of \$35,585.63 and \$71,171.25, respectively, are reached. Thereafter, the City receives 50% of the sales tax revenue and the other 50% goes to a special allocation fund to pay the Tax Increment Financing (TIF) obligations incurred by the Developer to acquire land and construct the improvements in RPA1.

The real property tax base for the area prior to the Development is not relevant to this analysis because 100% of the real property tax revenue above the real property tax base in 2018 goes to the special allocation fund. The City receives no incremental real property tax revenue.

The City will receive 100% of the incremental revenue beginning at the expiration of the 23-year life of the TIF, in 2042, or when the TIF obligations are paid in full, or whichever is sooner. Similarly, the City will begin receiving 100% of the sales tax revenue from the three City sales taxes at that time.

Revenue from the three City sales taxes is shown below for calendar years 2023 and 2024, the first full years in which only stores in the Development generated sales tax revenue. The 2018 annual tax base amounts have been subtracted to show the incremental revenue from the Development. The total incremental sales tax revenue for 2023 was \$742,572.31 and \$997,923.30 for 2024. The incremental sales tax revenue should be significantly higher after Dierbergs and Target open in 2026.

**MO Department of Revenue**

Summary	Economic Development Sales Tax	Fire Sales Tax	Parks Stormwater Sales Tax	Total
Calendar Year 2023	297,028.95	148,514.45	297,028.91	742,572.31
Calendar Year 2024	<u>399,169.29</u>	<u>199,584.65</u>	<u>399,169.36</u>	<u>997,923.30</u>
<b>Grand Total</b>	<b>696,198.24</b>	<b>348,099.10</b>	<b>696,198.27</b>	<b>1,740,495.61</b>

Mr. Rose stated the City Attorney assisted Mr. Cole with this presentation and can share more information relative to the 3-million-dollar balance and payments to the SID.

Mr. Mulligan stated in addition to the sales tax revenue the Redevelopment Agreement provides for certain payments to the City from the TIF. Those payments are set out in the Amended Agreement that was approved by Council on July 22, 2024. The payment of \$92,000 a year has been in effect for five years, totaling \$460,000, plus a 3-million-dollar payment made after the Costco transaction was completed. So, from those two figures you now have 3.460 million dollars, and that revenue is in addition to the sales tax revenue Mr. Cole just discussed.

Under the terms of the Redevelopment Agreement, the \$92,000 a year will increase to \$200,000 a year once either Dierbergs or Target is complete, and going forward, this revenue will be received through the life of the TIF, which is June of 2019, when it was approved, through June of 2042.

Councilmember Clay thanked staff for their response to his question and then directed them back to the scenario that prompted the need for this work. Moreover, for the sake of simplifying this situation, he is going to refer to Mr. Cole as Councilmember Cole.

*Q. You are in the produce section at the Schnucks on Olive when a citizen comes up to you and says, "Councilmember Cole, that Costco thing is really taking off. When you think about the previous stores that were at that location, do you have any idea how much money the City was making back then versus what they are making now?"*

*A. I'd say that from 2023 to 2024, the City has collected 1.7 million dollars.*

*Q. So, is that better or worse than the revenue the City was receiving in 2022? How would you make a comparison?*

Mayor Crow stated giving everybody the benefit of the doubt; he would say that the original tax was close to \$200,000 tops, and now it is 1.7 million dollars.

Mr. Mulligan stated that is exactly right. Mr. Cole mentioned the base in 2018, so if you add those three figures up; which is somewhere in the range of \$141,000, that's what the City was getting from all the stores in that area. Now we're getting the increment of 1.740 million, plus that \$141,000.

Mr. Rose stated to be clear, the City received roughly 1 million dollars each year from the stores currently in this development. That amount will increase once Dierbergs and Target are operational. So today, the comparison is roughly 1 million dollars versus \$200,000 prior to the development.

Councilmember Clay stated that's what he was looking for and realized that this type of analysis would be needed to get to the answer. So, thank you.

**3. Site Plan - SPR-25-02 Site Development Plan Approval for 8021 Olive Blvd.: C17 Commissary Kitchen.**

Mr. Rose stated staff is recommending approval of the Site Development Plan for 8021 Olive Blvd. C17 Commissary Kitchen. Dr. Wagner will provide Council with a brief synopsis of the plan.

Dr. Wagner stated that the C17 Commissary Kitchen is affiliated with Corner 17 and 8021 Olive Blvd. is the former Royal Bank site. In total, the facility will be about 16,775 square feet, with 13,275 square feet comprising the kitchen, and the remaining 3,500 will be used for a restaurant and retail. This is a permitted use in the General Commercial District, so it just needs approval of the Site Plan to move forward.

Councilmember Smotherson stated he thinks this is a great place to house this business because it matches the theme of this area. His wish is that "we" as the City, would start making these kinds of complements to the area rather than just letting things happen. Councilmember Smotherson then asked how quickly demolition of the existing building would start? Dr. Wagner stated Royal Bank is still operating out of a temporary trailer on this site, so once they can move into their new facility things will start to move pretty fast.

Councilmember Smotherson moved to approve, it was seconded by Councilmember McMahon, and the motion carried unanimously.

4. Site Plan - SPR-25-03 Site Development Plan Approval for 6262 Olive Blvd.  
Mr. Rose stated staff is recommending approval of the Site Plan for 6262 Olive Blvd.

Dr. Wagner stated the building at 6262 Olive Blvd. is owned by Washington University, and as an exempt institution, they are required to obtain approval when applying for a Site Development Plan. Essentially, the building will remain the same, the parking lot will be expanded around to the back of the building, and the chain-link fence along North Drive will be removed and replaced with a 10-foot landscape buffer; which he believes will improve the aesthetics of this site. Currently, they have 30 parking spaces, and they will be adding 30 spaces for a total of 60 parking spaces.

Councilmember Smotherson asked what the building would be used for? Dr. Wagner stated Jeff McGee of St. Louis Design Alliance is here and could probably provide you with a more definitive answer, but he believes that there will be about 3,000 square feet of office space and 13,000 square feet of warehouse space.

**Jeff McGee, 5897 Delmar Blvd., St. Louis, MO**

Mr. McGee stated the use of the building is going to be for offices to house Quadrangle Housing Property Management, along with a storage facility for appliances and other property maintenance equipment.

Councilmember McMahon moved to approve, it was seconded by Councilmember Fuller.

Councilmember Tieman read the following statement into the record:

*"With your indulgence, I wish to take two minutes and address a subject related to this 'rebuilding and expansion of an existing parking lot' owned by Washington University.*

*I love Washington University. When I was a boy, my buddies and I played football behind Francis Field. I took a music theory class there when I was a teen, and I've attended Thurtene (sic) Carnivals, and innumerable readings, lectures, and concerts at Graham Chapel. I met my beloved wife, Phoebe, in Holmes Lounge. I did graduate work there. But sadly, sometimes the University doesn't feel like a neighbor. Sometimes it feels like we are just carbon-based life forms that share a zip code.*

*Wash U. owns 200 + properties in U City. They are our largest landowner. They use our streets, parks, police, fire protection, and other services, for which the University pays nothing in property taxes. They're a nonprofit.*

*I will vote for this measure before us today. With that in mind, I would direct attention to passages in the 'Site Development Plan' that remind this Council that the University is tax-exempt.*

*I think it incumbent upon us and our turn to remind the University that when the University pays no property taxes that monetary burden falls upon those of us who do pay.*

*University City has studied this problem. There are numerous avenues into the future. I want Wash U to become more like Yale, Brown, and Heidelberg; I want our neighbor to become a fuller community partner. In fairness, Wash U is involved in the community in any number of ways; this laudable impulse toward cooperation needs to expand. But for today, taken as a whole, these efforts come nowhere near to replacing the millions of dollars in lost tax revenue.*

*U City has a Comprehensive Plan through which we envision our town decades into the future; Wash U can join us in this vision. I do not impugn ill intent. On the contrary, I merely say that 'town and gown' need not be adversarial. It can describe neighbors. Thank you."*

Voice vote on Councilmember McMahon's motion carried unanimously.

**13. UNFINISHED BUSINESS - (Roll call vote required on 2<sup>nd</sup> and 3<sup>rd</sup> readings)**

None

**14. NEW BUSINESS**

***Resolutions - (Voice vote required)***

None

***Bills - (No vote required on Introduction and 1<sup>st</sup> reading)***

None

**15. COUNCIL REPORTS/BUSINESS**

1. Boards and Commission appointments needed
2. Council liaison reports on Boards and Commissions
3. Boards, Commissions, and Task Force minutes
4. Other Discussions/Business

**a) Ward 1 Applicant Interviews**

***(Listed alphabetically, presentation order will be by lottery)***

- Christopher Blumenhorst
- Lisa Brenner
- Lee T. Lawless
- John Stamm
- Albert J. Timko Jr.

Mayor Crow stated Councilmember Hales was elected to the Missouri House of Representatives and thereafter, tendered his resignation to the Council. That set in motion a timeline for Council to make members of the community aware of the opportunity to apply for this open seat.

Five members of the 1st Ward submitted applications and participated in a lottery before this meeting to determine the order of their presentation. Each applicant will be given 15 minutes to make their presentation, and Council will then be allowed to ask questions. Mayor Crow asked his colleagues if they had any questions about the process? *(No questions were posed)*

**Christopher Blumenhorst (lottery #1)**

Mr. Blumenhorst thanked Representative Hales for his past, present, and future service to this community, as well as the sacrifice he now has to make by living in Jeff City.

He stated that he has been a part of U City for almost four decades, as a long-term resident of the 1st Ward; teacher; support staff member, and principal in the U City School District. As an educator, he believes that he is known throughout this community as hardworking, compassionate, and confident, all attributes that will translate well for this position.

Mr. Blumenhorst stated during his years in U City he has served on a variety of the City's boards, commissions, task forces, the Sutter-Meyer Society, and a multitude of committees for the school district. All of which have culminated in many years of experience and insight into this community.

If elected to this seat, what Council should know is that he celebrates the diversity of this community and will work to build bridges, not walls, among all of the City's diverse groups; that he will be a good steward of taxpayer's dollars; that he has had vast experiences with both the police and fire departments, and supports both entities; that he is someone who wants to see youth and senior programs flourish, and that as a historian by training, supports preservation. Mr. Blumenhorst stated he is also an environmentalist at heart, championing environmental causes, supporting the cultural institutions within this community, and is willing to work to strengthen those partnerships. The reference to Washington University made him think about a song by Janet Jackson, *"What have you done for me lately"*? With that in mind, his objective is to represent the residents of this City by engagement, approachability, visibility, and a responsibility that will not allow him to shy away from any of the duties that come with being a member of Council.

Mr. Blumenhorst stated while all of the candidates sitting to his left are well-qualified for this position, he believes that his extensive involvement in U City which has resulted in him becoming a part of the fabric of this community is what makes him stand out. You can put him in any neighborhood, store, library, or any place in this City, and more than likely, someone will know who he is. The people here; and even those in City government, know that they can call on him for assistance. He recalled asking one of his former students who had reached out to him for help how he had found his number, and his response really sums this all up; *"Mr. B. everybody has your number"*. That's why he believes that those who know him will say that he has been a positive force for U City, and if selected, will be an impactful member of this Council.

Mr. Blumenhorst stated he is proud to be a part of this vibrant, diverse community, and is passionate about continuing to increase the quality of life for every citizen who lives here. He thanked Council for their consideration and time, noting that it would be an honor to serve on the City Council.

### **QUESTIONS FROM COUNCIL**

Councilmember Clay stated not only is Mr. Blumenhorst well known throughout the community, but he would even go a little further and say that he is a beloved member of this community. That said, being on City Council means that at times, you will have to make decisions that might be unpopular, and those who in the past have called with appreciation may now have a different agenda. How would you address making those tough decisions that may be unpopular with segments of the community you've come to know and have come to know you? Mr. Blumenhorst stated he knows that decision-making at this level is not always going to make people happy, so the only thing he can do is take the time to fully explain why he made that decision and why he believes it was in the best interest of the City. He stated that he has had experience dealing with unhappy people, it's not easy, and some folk's positive impression of him may fade. But when you compromise nobody is truly happy because they're not getting everything they want. So, he is fully aware of the potential for those things to happen.

Mayor Crow stated as a member of Council you get a pretty good idea of how popularity works; especially after a snowstorm. But Mr. Blumenhorst truly is a part of the fabric of this community and when you look at all the activities he has been involved in, it is extremely impressive. So, if you are selected, can you tell me what your top three priorities would be? Mr. Blumenhorst stated increasing the visibility of the City's park system is important and establishing a partnership with Washington University would be another. But he thinks there are a lot of things that could be done to enhance the quality of experiences our youth receive by finding a way for them to become a part of the community's decision-making process. So, the top priority on his list would be engaging youth and senior programs.

Councilmember McMahon stated their daughters went to school together, and recently he nominated him to become a member of the Solid Waste Task Force, so he certainly knows Mr. Blumenhorst and has seen all the good things he's done in this community.

When you've thought about working with this Council are those thoughts more along the lines of what you believe Council needs to do better or about the opportunity to enhance what is already being done? Mr. Blumenhorst stated he thinks this Council has done an outstanding job of running the City. He has finally decided to retire in June of this year as an educator, but his thoughts have been about the real service he could provide by continuing to work for his community. Mr. Blumenhorst stated he is a detail-oriented, hardworking team player who believes he can make a difference, and simply wants to enhance the work this Council is already doing here.

Councilmember Smotherson asked Mr. Blumenhorst what he understood a Council member's role to be? Mr. Blumenhorst stated he has a lot to learn; but first, it's about governing a City and making sure that the taxpayer's dollars are being spent wisely. They are responsible for recruiting people to the City's boards and commissions, and working with those entities to keep the Council apprised of their undertakings. They are not only an advocate for the people they represent, but a spokesperson for the entire community as well as the State that is working to ensure the betterment of their community.

Councilmember Tieman acknowledged Mr. Blumenhorst's impressive resume' and the fact that he is a profoundly respected member of the community.

This job is often thought of as decision-making and rational, but sometimes it can be non-rational causing a high level of stress, with situations that could result in anxiety and even depression. How would you comfort yourself in those types of situations? Mr. Blumenhorst stated as the principal of a high school he has had a lot of experience with stressful situations; the worst of those being burying a student and consoling their family, all while the memory of that kid lingers inside you. He stated while depression is not in his genetics, there are a lot of different ways that he has learned how to handle stress. Riding bikes, listening to music, ice skating, and solo camping are all activities that provide him with time to reflect. But his favorite is going to the movies because it provides him with two or three hours of relaxation and an opportunity to divert his thoughts.

Mayor Crow thanked Mr. Blumenhorst for his time tonight and service to the community.

### **Lee Lawless (lottery #2)**

Mr. Lawless stated he has been a resident of the 1st Ward for forty-two years and is now in his third term of service for the Parkview neighborhood. Previously he served on the Board of the Human Development Corporation and effectively managed an office with 50 employees and a 10-million-dollar budget that was subject to financial and performance audits. Mr. Lawless stated he applied because he wanted to make sure that somebody unqualified did not sneak in. But now that he's seen that there are plenty of qualified applicants, whether he's selected or not really doesn't matter. He stated what he has developed is the ability to be an effective and compassionate listener. He can relate to the people he represents, listen to them, and communicate their concerns.

Mr. Lawless stated there are a number of small projects in his Ward; places where trees used to be planted; open grates along the sidewalks of Melville, and open holes on Delmar; things that make U City look like something other than a first-class City. His house backs up to The Loop, so he is well aware of what goes on there regularly. Post-COVID it is certainly nothing like one of the ten greatest cities in the country. Last weekend, there was a huge turnout for the Ice Carnival, which means that people are happy and willing to come to U City. But if you drive through The Loop on a Saturday after 9 p.m. the streets are almost empty. New restaurants and other openings are going on all the time to the east; why are they not picking us? Mr. Lawless stated he thinks the City should talk with the people responsible for those developments to learn why they are not looking at U City and what they can do to make this a more attractive place for people to come to in the future.

Several storefronts have been vacant for a long period of time, and he thinks this is something that needs to be dealt with in an upbeat and salesman-like manner. These are the things he thinks are important, and now that he's retired he has plenty of time on his hands to handle the responsibilities that come with being a member of Council.

### **QUESTIONS FROM COUNCIL**

Councilmember Fuller stated he happens to live in a private subdivision and has always been interested in their relationships in terms of getting some of the same services the rest of the City gets. How would you suggest combining these private subdivisions? Mr. Lawless stated he thinks you would have to get a representative from each of those neighborhoods together to find out what the reality is. Determine the differences and if you could establish a common plan that would satisfy all of their needs.

Councilmember McMahon thanked Mr. Lawless for submitting his application because it's always good to have choices. As the other member of Council from the 1st Ward who lives out west, can you tell me if you've noticed any differences between the east and west portions of the Ward? Mr. Lawless stated one of the things he's noticed in his neighborhood is the need for more pedestrian-friendly routes. There are still some sidewalks in The Loop that have not been shoveled and during the Ice Carnival, there was ice piled up in front of businesses. MetroLink is supposed to be our means of public transportation, but for a long time you could not walk down Big Bend, and the only way to get across Delmar is on the east side where there's a big pile of ice blocking the sidewalk when you cross the street. Other than that, Mr. Lawless said there may be differences in the size and age of our houses, but he thinks the interests that people have as far as services and schools are the same.

Mayor Crow thanked Mr. Lawless for his time tonight and service to the Parkview neighborhood.

### **John Stamm (lottery #3)**

Mr. Stamm stated he would like to start by thanking his neighbors and friends who pushed him to pursue this position. He stated while he does intend to continue serving the community in a number of different ways, he no longer thinks this is the right opportunity for him. He stated that he wanted to convey his decision in person and thank each member of Council for the time they spent with me individually discussing this position. So, while he will continue to be a resource, the City is blessed with several excellent candidates, and he would like to express his support for Lisa because he would be honored to have her represent him in Ward 1.

Councilmember Tieman stated that perhaps, the alternative service Mr. Stamm was thinking about would be working on some of our boards and commissions because he also has an impressive resume' with qualities that would benefit this City. Nevertheless, taking yourself out of the running is very altruistic and noble.

Mayor Crow thanked Mr. Stamm for his time and desire to serve in this community.

### **Albert J. Timko, Jr. (lottery #4)**

Mr. Timko stated he is originally from Warren, Ohio, where his life in law enforcement started when he saw his father putting on his uniform for the first time. His father was a police officer with the Warren Police Department for twenty-five years, until becoming the Chief of Police for a neighboring township. He stated that he started his career as a military policeman in the Army, where he was offered a chance to go to West Point. Even though he turned it down because he did not want to make a career out of the Army, that offer gave him a boost of confidence. When he got out of the Army the opportunity to become a police officer came up and he and his dad became a father/son team for the City of Warren. His striving to be the best culminated in his promotions to sergeant, lieutenant, Captain, and ultimately the Chief of Police for Warren, Ohio.

He served in that position for five years where he gained knowledge about the activities associated with being a member of City Council; the budget process; rules; regulations, and laws. He stated while he is flexible, when it comes to laws he is somewhat rigid because he recognizes the liabilities and difficulties connected with serving the public. That's why he got a lot of satisfaction on those occasions when he could do something good for the families he served.

He stated that he left the Warren Police Department, moved to Tampa, Florida, and applied for a position at the Sheriff's Department with his son who was a Deputy, and they established another father/son team. Today, his son is a Major in the Special Investigation Section of the Hillsboro Sheriff's Department. Mr. Timko stated he thoroughly loved being a patrolman again, and upon reaching the age of fifty he retired because in the State of Florida, that's when you become eligible to receive a pension.

His wife got a job in California, and they moved to San Diego where he worked for the National Union for the Fraternal Order of Police as a labor representative. From there he moved to Columbus, Ohio where he became the Chief of Police for a small township with a department of twelve men. He resigned from this position due to his wife's health and moved back to San Diego where he taught Criminal Justice at one of their colleges for six years and had the opportunity to coach young men and women about careers in law enforcement.

Mr. Timko stated that they left California to be with his daughter, son-in-law, and grandchildren who reside in St. Louis, and now live at 8201 Tulane Avenue by the Ruth Park Golf Course. And by the way, golfing is one of his stress relievers. He is a father of four; a son who is a pilot at Delta Airlines; another son who was an Honor Guard at Arlington Cemetery; a daughter who is a lawyer here in Clayton, and his youngest daughter has a dive shop in Maui, Hawaii.

He stated the reason he is here is because after reading the advertisement for this position it got him thinking about his past service and the layers of skills and education he could bring to the City. Mr. Timko stated although he's been retired for six years, he still feels young inside, is proud of his accomplishments, and would appreciate the opportunity to serve in this community. He stated that based on some of his previous locations; many of which were riddled with crime, U City is pretty comfortable. Community-oriented policing was also something he was in charge of, which is about solving problems in the community. Meeting and talking with people to find out what the problems are; which typically will have pretty simple solutions if you're willing to use outside-of-the-box thinking. Don't decide until you've heard it all so that you have the opportunity to change and make the right decision. That's where he places a lot of his experience.

### **QUESTIONS FROM COUNCIL**

Councilmember Clay stated with such an august career in law enforcement, he would like to extend his thanks to Mr. Timko for his service.

Councilmember McMahon posed the following questions to Mr. Timko:

**Q. From the standpoint of policing, is there anything you believe U City could be doing better?**

*A. In some cities he's seen patrol cars that only go up and down the four lanes, but here, he's seen them driving behind buildings, alleys, and in neighborhoods all the time. I met the Chief once at a community event and he's excited to see the building in the back being built, so with all of this going on, he thinks the City has a very good Police Department.*

**Q. It sounds like you have transferrable skills from your experience working in local government. So, can you tell me if there are any issues that this Council has been kicking around that you are ready to sink your teeth into?**

*A. I heard your numbers today, and I watched the old neighborhood come down and the Costco project go up, and that type of redevelopment is a very powerful thing to see happen in your community. So, the Council is doing an excellent job. I was amazed at the number of two-story brick houses I saw while driving through Ward 1 because his house in Warren, Ohio was only worth \$170,000. I bought my current home for \$350,000, and now people are buying these same homes in his neighborhood, tearing them down, and building new McMansions on the*

*same lot. I've never experienced that type of development before, and even though his neighborhood is benefitting from the increased property values, maybe that kind of redevelopment is something that needs to be looked at.*

Councilmember Tieman stated from one old Spec 4 to another old Spec 4, thank you. One of the main things we do as members of Council that hardly gets much attention involves service to our constituents. Somebody calls about a tree, ice, or something they believe is all your fault; they're non-rational, tired, frustrated, angry, and not overly articulate about what it is they need, how would you go about discerning the best way to serve that constituent? Mr. Timko stated that's where he has a lot of experience. It's a matter of taking the time to sit there and listen, making them feel comfortable, and letting them know that you will try to do something. I may not be successful, but let's work together to try and get something done. Typically, there's always something you can do to help somebody in your neighborhood, you just have to keep working at it.

Mayor Crow thanked Mr. Timko for his time tonight and desire to serve this community.

**Lisa Brenner (lottery #5)**

Dr. Brenner stated first of all she would like to thank Mayor Crow, Council, Mr. Rose, and Ms. Reese for their service to the City, and for giving her the opportunity to address them tonight. She also wants to say how fortunate this City is to have so many dedicated citizens applying to fill Representative Hales' empty Council seat. There is an upcoming election in Maplewood and they only have two people who filed for three seats. So, that alone gives her much-needed faith in this community's commitment to democracy and good governance. Dr. Brenner stated her job tonight will be to convince the Council that she is the best choice out of many good choices. However, she believes her advantage is that she has deep connections to U City and experience governing as a result of spending nine years on the School Board.

She and her husband were both raised in the outer suburbs, and she recalls thinking that the Imo's on Big Bend was located deep in the City. But after living in Tulsa and Memphis, what they discovered is that they really loved living in more of a midtown area because of their appreciation for older homes, mature trees, walkability, and accessibility to restaurants, parks, and entertainment. So, when they started thinking about living in St. Louis, they were invited to a friend's wedding at Holy Communion on Delmar and immediately knew this was where they wanted to live. They moved into an apartment on Amherst during the summer of 1996, and the next year they bought a fixer-upper with plans to live there for seven years, but they never moved. The communities they built with their neighborhood family; who are behind her tonight, and through the schools, have been deeply cherished.

Dr. Brenner stated as she became more involved with the schools she decided to run for the School Board in 2014. While serving on the Board she represented the entire school district and became familiar with all of the schools, which deepened her knowledge of U City and its wonderful neighborhoods. The School Board is where she learned that the Board/Superintendent model of governance has a great deal of similarity to the Council/City Manager model. She understands that a key role of the Mayor and Council is to hire a highly qualified City Manager and make sure they have the resources to effectively run the day-to-day operations of the City.

Another part of good governance is being available to your constituents. When the condos on North and South were being developed in the late '90s they greatly impacted their neighborhood. And she remembers how important it was to her and her neighbors that their Councilman at the time; Bob Wagner, took the time to sit down and listen to their concerns. The respect he showed made them feel as if he truly cared; even if he didn't agree with everything they wanted.

Dr. Brenner stated that she would also like to mention that she served on the TIF Commission. So, she has a solid base of knowledge about the entire development project, which she believes will be helpful as Council moves forward with making more decisions about RPA2 and RPA3.

In closing, Dr. Brenner stated she knows that Representative Hales' shoes will be very hard to fill, but she promises the Council and the citizens of U City that she will give the City her best self.

### **QUESTIONS FROM COUNCIL**

Councilmember Clay stated having also come from the School Board he recognized that while there is certainly breadth in the topics being discussed, they are very much focused under one umbrella, which is education, and everything evolves and coalesces around that. Whereas on City Council you might get a call about forestry on Tuesday, a call about snow removal on Wednesday, or a call about trash and leaf pickup on Thursday. There are a variety of things that you will be called upon to be conversant in. Tell me about the process you would undertake to gain an understanding of all the things the City and Council have responsibility and oversight for? Dr. Brenner stated although she considers herself to be very observant and a quick learner, she will need to go through an orientation session. Even though she already knows some things the City does, she hopes that she can rely on Mr. Rose and his staff to help her understand every part of City Government and how they work. But rest assured that the one thing she will never do is try to answer a question from a constituent if she does not know the answer.

Councilmember McMahon stated Council appreciates your effort to serve on the TIF Commission because they really needed folks to step up. You can look at it now and see the project being built, but in the very beginning it was contentious, so he's sure it was not an easy task. Furthermore, to have won three city-wide elections for the School Board is a good indication of your breadth of reach to the citizens here in U City.

The one thing Councilmember Hales was good at was constituent services; it was something he seemed to enjoy relentlessly. When he left, the fear was that some of that would fall on me. So, my question is;

**Q. How do you perceive constituent services, especially in light of the kinds of phone calls that have previously been discussed?**

*A. One difference between the School Board model and the Council model is that the president of the Board is designated to be the person who provides an official response to the public and I served in that position for three years. My husband just chuckled because he knows the countless times I was distracted at home trying to answer questions or complaints regarding a policy or something the Board had made a decision on. Constituent services was a really important part of the job, so my objective was to make them feel better about living in U City, and that required me to listen and treat them with respect.*

**Q. I think there has been a concerted effort on Council to speak with one voice, especially when discussing certain policies. So, I appreciate the fact that you can recognize the importance of that. If you were appointed to Council what would be your top three priorities?**

*A. The first one is rather boring, but it would be to make sure that everything with respect to the services the City provides to its residents is running smoothly. The second would be to review the City's vision to confirm that it takes into account that the reason for economic development is to make the City attractive, and a place people want to live; particularly young families; that our parks are safe with amenities that are appealing to everyone; that we have great restaurants, and places for entertainment. And the third priority would be that Council continues to use its voice to advocate and make sure the City's needs are being met when working with entities like MSD, Wash U, the County, and the State.*

Councilmember Tieman asked Dr. Brenner how she would deal with a constituent who calls about something they believe is her fault, and they're non-rational, tired, frustrated, angry, and not overly articulate about what it is they want to be done? Dr. Brenner stated she is trained to deal with that kind of person, and the key is to never minimize their complaint. She thinks reflective listening, where you repeat what they've said to you often helps to calm down their emotions and understand that they are being heard.

Councilmember Fuller thanked Dr. Brenner for shoring up Prop U and everybody else for their attendance here tonight. He stated that he also comes from a very rural background where the motto was, "*As the school goes, so goes the City*". So probably one of his biggest concerns is whether the City Council can better serve the community by enhancing its collaboration with the School District? Dr. Brenner stated there are problems on both sides. For instance, the State of the District has been scheduled on a night that the City Council meets, and the State of the City has been scheduled on a night that the Board meets. So, there is a need to be more aware of those things, and perhaps, there is an opportunity where liaisons could participate in the things that overlap. Making sure that the City and School District have an established procedure where they communicate about the bus routes every year, instead of assuming what they are. She stated she thinks it's a symbiotic relationship with lots of opportunities to work together. Both parties want their schools to be attractive and both want the City to be safe with amenities that attract families.

Councilmember Smotherson stated when he ran for Council he knew that the reason why he was running was because there were specific issues in his Ward that needed to be addressed. Are there any specific issues that prompted you to apply for this position? Dr. Brenner stated of course there are things she thinks about like filling the storefronts in The Loop, stabilizing the housing stock in the 3rd Ward, or having fun activities in our parks for families, but she doesn't have a big banner that she's carrying around. What prompted her to apply was her desire to find a place that would provide her with an opportunity to make her community a better place. She stated the gift she has to give her City is knowing how to govern; which is not something to be taken for granted.

Mayor Crow stated as someone who was involved in the Market at Olive from day one, he appreciated the relationship they had with the School District. So, on behalf of all of his colleagues, he would like to take this time to thank each applicant for their interest and the service they have already provided to this community. It is because of your qualifications that the Council looks forward to filling this position.

Mayor Crow stated now that Council has had the opportunity to interview all of the applicants, the process can either proceed by a motion to nominate an applicant or it can be postponed until a later time. If there is no second to a motion or motions, the next step would be to call a special election.

Councilmember Tieman moved to nominate Dr. Lisa Brenner, it was seconded by Councilmember Clay.

Roll Call Vote Was:

**Ayes:** Councilmember McMahon, Councilmember Fuller, Councilmember Smotherson, Councilmember Clay, Councilmember Tieman, and Mayor Crow.

**Nays:** None.

Mayor Crow congratulated Dr. Brenner and thanked all of the qualified folks who applied. He stated it was an honor to have had all of them here this evening.

**16. CITIZEN PARTICIPATION (continued if needed)**

None

**17. COUNCIL COMMENTS**

Councilmember Fuller stated he's been through this process which is not easy. But there are no losers because with the expertise displayed here this evening each one of them would be perfect to serve on the City's Boards and Commissions. So, if anyone is interested in finding out what is available please contact a member of the Council.

Councilmember Clay extended his thanks to the applicants and thanked them for their passion to serve this community. Echoing Councilmember Fuller's solicitation, he encouraged everyone to serve on some of the City's Board and Commissions where they would have another opportunity to make a tremendous impact.

Mayor Crow stated since Dr. Brenner's husband and friends are here they thought it might be nice to conduct her swearing-in tonight.

He stated that he had the opportunity to attend the Ice Carnival last weekend and as Mr. Lawless mentioned it was packed, and some of the sidewalks in front of empty storefronts were not cleared. But in spite of the fact that it highlighted some of The Loop's challenges, it was a fascinating and extremely fun event. Another challenge with attracting businesses is that rents are lower in the East, so that's one reason why they're heading in that direction. And moving forward, there needs to be a clear vision of what the community wants The Loop to be.

Mayor Crow stated he thinks it would be remiss of Council not to recognize that this is International Holocaust Remembrance Day, which is very important to this community. He stated because of the times we are living in, it is going to be incredibly important and meaningful for everyone to be aware of what is going on and work to maintain the values entrenched throughout this City; and one of those values is caring about your neighbors.

Mayor Crow announced that the business of tonight's meeting is concluded with the exception of the swearing-in of Dr. Brenner.

**Dr. Lisa Brenner was sworn in as a member of Council by the City Clerk.**

Councilmember McMahon moved to adjourn the Regular Session, it was seconded by Councilmember Clay, and the motion carried unanimously.

**18. ADJOURNMENT**

Mayor Crow adjourned the Regular Session at 8:23 p.m.

LaRette Reese  
City Clerk, MRCC

